BENGALURU METROPOLITIAN TRANSPORT CORPORATION
COMMERCIAL DEPARTMENT

Commercial / Office Space above 10,000 sqft

TENDER NOTIFICATION No. 29/2024-25
(Through E –PROCUREMENT)

Tenders are invited through KPPP in Two Bid system on **"as is where is basis"** condition, from reputed commercial/ License bidders for commercial area/office space accommodations on monthly License **basis for a period of 10 years.**

As per Karnataka Transparency in Public procurement ordinance of 2000, The Bidders/firms will have to upload all information, documents and rates etc in website only. i.e. https://eproc.karnataka.gov.in No documents will be accepted in- person or manually and the bidders shall confirm themselves for up-loading of all the Documents.

The intending Bidders can obtain the Tender details through website https://eproc.karnataka.gov.in and upload the duly completed tenders / relevant documents within the stipulated date and time mentioned in website.

Vendors/ Bidders need to register in the e-Procurement portal to submit their bids online. The Tender shall be submitted through e-Procurement Portal (https://www.eproc.karnataka.gov.in) only. The tender document can be viewed free of on e-Procurement Portal.

Note:-

1. The Tenderers/Bidder has to confirm **themselves for up-loading of all the Tender Documents.**
2. Tender terms & conditions is a part of agreement.

1. Date & Time for Tender Queries/Clarifications (Pre bid meeting) : 21.01.2025 @ 11:00 hrs
2. Last Date & Time for receipt of tenders :31.01.2025 @ 17:00 hr
3. Date & Time for Opening of Technical Bid :03.02.2025 @ 11:30 hrs
4. Date & Time for Opening of Financial Bid :____2025 @ 00:00 hrs(to be intimated later)

Sl. No	Name of Bus Station	Establishments	Commercial area availabl e in Sqft	Reserved price / ELF (excluding GST) per month in Rs.	EMD (in Rs)	Turnover
1	Yelahanka Old Town	Commercial/Office Space Mez(West) 1st & 2nd floor	29,474	3,65,183	10,95,549	2,19,10,980
2	Vijayanagar TTMC	Commercial Office-(Basement)	47,548	17,05,489	51,16,467	10,23,29,340
3	Mallasandra Bus station complex	Commercial Office Mezz & 1st floor	19,224	4,90,020	14,70,060	2,94,01,200

4	Yeshwanthapura TTMC	Commercial Office space (Lower Level)	10829	9,63,400	28,90,200	5,78,04,000

TWO Bid SYSTEM

The tender shall follow two bid System with Bid-I (Technical Bid) and cover-2 (Financial Bid).

The Bid-I shall contain the information regarding

1. Address & ID Proof with photo (Aadhaar Card / Voter ID) in case of individual
2. Pan card
3. GST Registration certificate
4. Cumulative Turnover Certificate

The Bid-II shall contain the quoted prices for the tender: The bidder shall upload their quoted rates in lump sum both in **words and figures** in the financial bid.

Note: 1.The financial bids of those bidders who have been qualified in the technical bids will be opened.

2. The EMD of disqualified bidders will be returned through e-portal only.

ELIGIBILITY CRITERIA:-

(The supporting documents to be uploaded in technical bid)

Sl. No	Requirements	Documents to be up-loaded
1.	Address & ID Proof with photo (Aadhaar Card / Voter ID).	The Bidder shall upload the copy of the Address & ID Proof with photo.
2	PAN card	The Bidder shall upload the copy of the Pan card.
3	GST Registration certificate	The Bidder shall upload the copy of the GST Registration certificate.
4	Cumulative turnover of the company in the last 5 Financial years shall be 50% of the total estimated cost of contract (2019-20, 2020-21, 2021-22, 2022-23 & 2023-24)	Up load a copy of audited financial statement duly certified by chartered accountant.

TERMS AND CONDITIONS

1.	The Period of License is 10(ten) years, from the effective date mentioned in the agreement.
2	Tender processing fee & EMD will be accepted only in the form of electronic cash (not through DD or bank guarantee). Entire EMD amount shall be paid in a single

	transaction in the e-portal.
3	Each Bidder shall submit only one Tender/Bid for tender.
4	The quoted rates shall be including **Goods and Services Tax (GST)** Income Tax in tender period of any other statutory taxes and surcharges. The tenderer / bidder shall quote their offer in terms of Indian Rupees as monthly license fee exclusive of Service Tax/Income tax and all other applicable taxes and surcharges. Selected bidder shall pay monthly license fees along with applicable Goods & Service Tax and all other such applicable taxes.
5	The firm/Bidder should abide by all terms and conditions mentioned in the contract framework of contract agreement and amendments there off.
6	BMTC reserves right to increase or decrease the rentable area. The area notified in the tender is only an indicative area in sq mtrs/ sq ft. The rent chargeable is on the actual measured area will be jointly measured by BMTC civil dept and successful bidder.
7	As BMTC has notified this tender on "**As is where is basis**" condition. The bidders are advised to a) Make site visit before quoting their Rate/Amount. b) Shall Confirm himself that all civil/Electricity works to be taken up by the bidder. The selected bidder Shall obtain written approval from BMTC for taking up of the works at his own cost. BMTC will not execute these woks.
8	The selected bidder is permitted to Sub-let the assigned allotted space within the license period granted. On the completion of the period of license or early termination as the case may be, all sub-let and/ or third party arrangements executed by the bidder shall stand terminated. The bidder in this regard at the time of execution or sub-license or third party arrangements shall have a re-conciliation arrangement with the third parties/ sub-let to the effect that in case of termination, the bidder shall pay back to such third parties/ sub-licensees, all deposits and rents collected in advance from such third parties/ Sub licensees. The Sub licensees/ third parties may in case BMTC so deems fit, may have fresh arrangements with BMTC on mutually agreed terms and conditions. Notwithstanding anything to the contrary, the bidder, shall procure a no objection certificate from all Sub licensees/ third parties to the effect that BMTC shall have no liability or dues arising out of the Sub licensee's arrangements with the bidder during or after the period of license.
9	**Security Deposit:** a) Security Deposit amount shall be 6 (Six) times of per month License Fee quoted by the Licensee. 50% of Security deposit to be paid in cash and remaining Security deposit to be submitted in the form of Bank Guarantee. The Licensee can deposit the Security Deposit amount through online payment methods like NEFT/ RTGS in favour of the Chief Accounts Officer, BMTC payable at Bengaluru. b) The licensee shall remit security deposit and enter into agreement within 21 days of his selection as the successful bidder on payment of requisite stamp duty at his own cost as per Karnataka stamp Act. c) Additional security deposit by way of DD will have to be remitted by the licensee for the annual escalation in the license fee. d) The security deposit would be refunded to the bidder after the successful completion of the contract after recovering all the charges/dues payable to the BMTC by the bidder. e) In case of any shortfall legal proceedings will be initiated to recover such shortfall from the bidder. f) No interest will be paid on EMD/Security Deposit or any other deposits.

10	**<u>Annual Escalation:</u>** There shall be annual escalation of 5% every calendar year w.e.f 1st of January every year over the license fee of the previous year. However, in the first year the escalation in the license fee shall be limited @ 0.5% per month for every completed month up to 31st December subject to maximum of 5% and subsequently in the same manner during the extension of this License agreement, if any. Such cases when start date falls between 1st to 15th of a month. **For example:** A Licensee enter into agreement on 13th of February then February will be treated as completed month for annual escalation. Such cases when start date falls between 16st to 31th of a month. **For example:** A Licensee enter into agreement on 16th of February then February will not be treated as completed month for annual escalation.
11	The Bidder shall pay the license fee for the completed month on or before the 5th day of next month for which, the license fee is payable along with the applicable Service Tax, Electricity Charges and Water Charges and other charges. In case the Bidder fails to pay the monthly fees as prescribed above or in case the Bidder commits breach of any of the terms and conditions aforesaid, the Bid inviting authority may notify the Bidder about the amount due including interest at 24% per annum or details of breach of conditions as the case may be, by serving a notice on the Bidder and obtaining the written acknowledgement. In the event of the Bidder failing to pay the arrears within a fortnight of such notification or continue to commit the breach of the agreement the license granted should stand terminated and the entire Security Deposit shall be forfeited/adjusted towards the unpaid license fee.
12	The license fee shall be paid every month regularly. In case of non-payment of license fee consecutively for three months, the agreement will be terminated by the bid inviting authority whereby the security deposit is forfeited/ adjusted towards unpaid arrears/ damages and the bidder will be evicted from the site.
13	The successful bidder shall submit the original copies of the documents for verification before entering into an agreement.
14	In addition to Monthly license fee the bidder shall pay Electricity and Water consumption charges etc separately. BESCOM will provide a single meter to BMTC, and BMTC in turn will, bill both fixed charges & Electricity consumed unit charges and D.G consumed charges separately charge to each establishments separately. a) The Bidder shall pay the charges of Electricity consumed as per the bill raised by the BESCOM and shall not allow any arrears to accrue. b) Whenever water is supplied from BMTC, by its own source the Bidder shall pay the charges of water consumed for the proportionate units consumed as per the reading of the meters installed for the purpose at BWSSB Commercial rates for Commercial space and BWSSB domestic rates for Office space and toilets. c) In case water is supplied by BWSSB, the Bidder shall pay the charges of water consumed for the proportionate units consumed (as per the meter/ sub-meter reading) as per the bill raised by BWSSB.
15	Whenever the water is supplied from BMTC from its own source, the Licensee shall pay two 2% of the license fee towards the water charges or as per the unit consumed.

16	**The bidder shall not damage any part of the building or structure; If any damages occurs shall be repaired at his own cost.**
17	The EMD of the successful licensee will be adjusted towards security deposit. The selected licensee shall remit balance security deposit & enter into agreement within 21 days (including holidays) from the date of issue of allotment letter, failing which, Earnest Money Deposit will be forfeited and allotment will be cancelled by duly black listing the licensee and the licensee will not be permitted to participate in any of the tenders of BMTC for a period of three (3) years from the date of such black listing.
18	The License shall execute the agreement on his/ her cost on requisite valued stamp paper as per Karnataka Stamp Act. Any individual/ individuals signing the application forwarding the letter or documents connected with this tender shall specifically mention that he is so signing in individual capacity as: A Sole Proprietor of the firm or his attorney OR A registered active partner or its attorney
19	In the case of the firms registered under the Indian Partnership Act and Companies registered under the Companies Act, the person signing the tender shall state the authority under which he is signing on behalf of the partnership Firm/ Company and send the certified copy of the partnership deed and in the case of companies, the memorandum of association and articles of association issued by the authorities authorizing him to act in that capacity and failure to annex the above documents will entail to the rejection of such tender. Such tenders should be treated as invalid.
20	BMTC is not responsible for the delay, loss or non-receipt of money or for any technical problems while uploading the e-tender.
21	The bidder shall not conduct any kind of unlawful and prohibited business such as carrying on traveling agency business or any kind of business which is against to the interest of the bid inviting authority or KSRTC/ BMTC. In the event of breach of any of the above terms the bid inviting authority reserves the right to terminate the license.
22	The bidder shall maintain the building in a clean hygienic and in a good condition by taking up repairs and maintenance works at his own cost.
23	(a) The bidder shall not display or exhibit pictures, posters, statues or other articles which are obscene, indecent, immoral or otherwise improper. It is expressly agreed that the decision of the Bid inviting authority in this behalf shall be conclusive and bring on the bidder and shall not be a subject matter of dispute. (b) The Bidder is however entitled to put up name board/signage pertaining to the office/business being carried on in the inside premises in question, without in any way affecting the design and beauty of the building. However, if the bidder desires to display on any other part of the building Space, he shall obtain prior written permission from the Bid inviting authority.
24	The Bidder shall not display or exhibit any advertisement, erect hoarding in any part of the exterior wall of the Office premises. No displays on the interior wall/ glass which are visible outside will be allowed as all advertisement rights vest with BMTC. Further BMTC will have exclusive rights to display or lease space to display any advertisements on such exterior glass/ walls.
25	The bidder shall not obstruct the Bid inviting authority in constructing any upper floors or any other activities.
26	The license will be Terminated in case the performance of the bidder is found unsatisfactory in the matter of payment of license fee, manner of catering, complaints from the staff / public, violation of the terms and conditions of the agreement etc.

27	The tenderers/ bidders shall remit entire Tender processing fee and Earnest Money Deposit (EMD) for the tender through e-Procurement platform, Government of Karnataka.
28	BMTC reserves right to reject the bids of those bidders who have been black listed or bidder having the habitual practice of disputing or litigating the issues. If the bidder: a) Has been terminated for any reason. b) Has been terminated for nonpayment of Licenses. c) Has been terminated for hiding the litigation and termination order.
29	The bidder shall upload the list of litigations in any building including BMTC, clearly stating the history of litigation. Suppression of fact can lead to disqualification from bid process/termination of contract.
30	The EMD shall be forfeited on the following occasions, in case, the bidder:- a) Withdraws the tender after the opening of tender during the period of tender validity i.e., from the date of notifying of the tender to the date of allotment of the tendered. b) Makes false representations or provide false information as regards to eligibility criteria. c) Fails to keep up to the commitments made in the bid. d) Submits multiple proposals/ bids or if, common interests are found in two or more bidders, the bidders are likely to be disqualified and liable to be black listed by the Corporation, unless additional proposals/ bidders are withdrawn upon notice immediately. e) Fails to furnish the required security deposit within the specified time limit. f) Withdraws or amends its tender or derogates the tender in any aspect.
31	The time limit fixed for remitting the balance security deposit towards BMTC is 21 days from the effective date. The communication of acceptance of the bid shall complete on posting the acceptance by Registered Post A/D to the address furnished in the bid documents. Non receipt of the letter shall not be a ground to extend the time. In case of failure to pay the security deposit it shall be deemed that the bidder has withdrawn his bid and all consequences which is liable to as per clause above shall follow with regard to forfeiture of the EMD and liable to pay damages. The EMD will not carry any interest and would be returned to the unsuccessful bidders after completion of selection procedure. The security deposit will not carry any interest and would be refunded after adjusting the dues on Successful completion of the period of contract.
32	In case, the successful bidder fails to fulfill the requirements as stated above, within the stipulated time, the entire EMD shall be forfeited and allotment shall be cancelled by duly black listing the concerned bidder.
33	**Gestation Period**: The selected bidder will be provided with rent-free gestation period of 06 months from the date of agreement or from the date of commencement of Business whichever is earlier. The gestation period includes time for developing the space & submission of plans, obtaining approval of plans from BMTC and carrying out, flooring, toilets, interiors, electrical, fire fighting, interior plumbing & sanitation and other works as required by the bidder at their own cost. The space will be provided under “as is where basis” condition. The permanent structures installed/erected/constructed by the bidder will become property of BMTC after expiry/ termination of license. The civil works shall be carried out by the bidder before executing the work with pre-obtained approval of plans from the Civil Engineering Department of BMTC and under their supervision. The payment of license fees commences after expiry of gestation period irrespective of occupation

	or not. The gestation period will not be further extended in any reasons.
34	**Evaluation Criteria: -** Among the valid offers received, the highest offer made including GST will be considered for selection.
35	BMTC reserves right to reject any or all tenders without assigning any reason.
36	BMTC does not bind itself to accept highest offer and reserves the right to reject all Offers without assigning any reasons thereof without being answerable to the offered in any manner whatsoever.
37	BMTC reserves right to increase or decrease the Commercial / Office space. The area notified in the tender is only an indicative. The rent chargeable is on the actual measured area and will be jointly measured by BMTC Civil Dept and successful bidder.
38	BMTC reserves right to license full or part of any area being part of this notification to any party before acceptance of bids received under this notification & only the remaining area on pro-rata license fee basis will be licensed to the selected bidder.
39	The bidder while handing over Office premises to the bid inviting authority shall have to hand over the same in good condition. In case of any damages the proportionate cost will be recovered from the security deposit.
40	Bid inviting authority agrees to allot one free car parking slot as a facility in the basement floor for allotment of every 1,000 sq ft of super built up area of the premises allotted for captive use & to provide parking space to his tenants as a facility. The said parking facility cannot be used for commercial purpose. In case more parking slots are required, than the allotted parking slots, the bidder shall have to tie up with the bidder who runs the parking slots at the complex and shall have to obtain prior permission from the BMTC. The bidder shall also be entitled to appoint one employee at his cost to have control over the parking vehicles to ensure the exclusive nature of the parking space allotted to the bidder.
41	BMTC will engage an agency for Comprehensive management services for the said Bus Stand premises only. The bidder shall make their own arrangement of housekeeping and waste disposal for the licensed area allotted.
42	The Tender shall remain open for a period of 180 days. The bidders shall not withdraw or revise the Tender during this period. In case any bidder reviews or withdraws his tender during this period, the EMD shall be forfeited. In addition to the forfeiture of the EMD, BMTC shall be entitled to claim all losses which it may suffer due to withdrawal or alteration of the bid.
43	The successful bidder shall at his own cost execute the agreement in the prescribed form on requisite valued stamp paper as per the Karnataka Stamp Act. It shall be clearly under stood that no bidder will be granted license unless the deed of agreement is executed by the bidder in favor of Corporation. In case of failure on his/her part to execute the agreement and start the business with in a period of 21 days from the date of acceptance of the bid the corporation reserves its right to cancel the acceptance and to forfeit the EMD remitted to the corporation apart from claiming all other damages from the bidder. The liability to pay the license fee by the bidder shall commence immediately on expiry of 21 days from the date of acceptance of the bid.
44	Under no circumstances, the bidder will be permitted to terminate the contract and close down the establishment within three years of the license period. In case the bidder decides/proposes to terminate the agreement within the three year, the security deposit remitted by the bidder shall be forfeited towards any arrears and rentals payable up to the completion of three years reserving rights to recover rentals payable to BMTC till the completion of three years. After three years of license, the bidder can terminate the agreement by serving three months due notice in advance. In such case, dues if any would be deducted from the security deposit

	and balance would be refunded to the bidder.
45	The successful tenderer shall obtain the required permission from the city Corporation/ Town or City municipal and all other local statutory authorities where ever necessary. Without obtaining necessary license if any the bidder shall not commence his business.
46	The successful bidder shall be in compliance with the ESI/ PF Act and all other such labour laws for the time being in force. Any untoward incident/ harm caused to the employees of the Bidder during the term of the license, the Bidder/ its Sub-Bidder is to be held directly liable for the same and BMTC would have no part in it.
47	The selected bidder shall place and continue to keep in the aforesaid premises all necessary equipment's required to run the licensed premises and shall not remove them without the previous approval of the Licenser.
48	The selected bidder and his servants or his agents or his authorized representatives shall have access at all reasonable time to and from the premises for the purpose herein before mentioned.
49	The selected bidder shall have no interest in the property of the licensed premises nor shall he be deemed to have exclusive possession thereof, except the right of use of the premises during the stipulated period and the Bidder shall not be deemed to be the tenant of the Licenser.
50	The selected bidder shall also pay all license fees with other fees, taxes, Goods & service tax payable to the Government or Municipalities or other local bodies in connection with conducting business in the licensed premises. Only property tax will be paid by BMTC.
51	The selected bidder shall make arrangements to dispose the waste generated at his own cost and he shall not dump the waste in and around the BMTC premises.
52	The common area will be in the possession of BMTC and used by all the occupants/ bidders in the same building. All the bidders have to share the house-keeping charges for the common areas on prorate basis according to area occupied by them. If the bidder uses the portion of common utility for their purpose exclusively, they have to pay the license fee/ rent on pro-rate basis.
53	The service utilities like staircase, lifts, fire ducts, electrical ducts, sanitary ducts, electrical room etc shall be used for the purposes they are meant and shall not be used for commercial/ any other purposes.
54	Permissible Activities and other guidelines: • Office space. • Commercial space. • Retail outlets including shops, kiosks and counters. • Restaurant, food court, fast food counters and kiosks. • Advertising hoardings, panels or other medium in order to promote the business activity carried out in the commercial space, confined to the commercial space licensed. • Dormitory. • ATM/s or flight reservation online booking counters. • Any other legally permitted business with permission of license from concerned authority. The bidder has to ensure that either bidder or his agents who use the premises have to adhere to respective laws, obtain all necessary licenses/permissions from concerned authorities for their business activities and have to pay periodical taxes to concerned authorities and communicate same to the BMTC/Authority well within time.
55	The bidder at his own cost shall provide the required capacity Acoustic Generator or Power Supply back up and BMTC will provide only space if available.
56	The bidder shall not cause any damage or alter to ACP, Structural glazing and other fittings installed by BMTC.
57	The bidder shall take up all water supply and sanitary works, flooring works,

	electricity works, interior works and internal partition AC, Fire Fighting works and all other works necessary for normal functioning at his own cost.
58	If the bidder desires to take additional power more than sanctioned load (250 KVA including bus station, he shall directly obtain additional power sanctioned by re-structuring reforming the existing infrastructures and depositing the additional deposits himself at his own cost. BMTC will issue NOC only for additional loads.
59	The said bus station complex is provided with 1600 KVA capacity Transformer and power backup of 750 KVA Generator.
60	In case the bidder desires to have additional commercial space, bid inviting authority in its whole discretion shall have the right to accept/ reject such proposal. The additional space will be allotted on prorate basis or at the rate decided by bid inviting authority.
61	The power supply will be extended by bidder from Bid inviting authority's distribution boards. The length of cable etc., to be provided by the bidder from distribution board (to be nominated by bid inviting authority) shall depend upon location of individual facility at the project.
62	The selected bidder shall abide by all rules, regulations and orders that the Bid inviting authority or his authorized representatives may from time to time make or adopt for the care protection and administration of the licensed premises and the general welfare and comfort of its public, employees and others.
63	The overall control of the licensed premises and supervision of the said licensed premises shall remain vested with Bid inviting authority, who's Officers or Authorized representatives shall have access at all reasonable hours to the said establishment or part thereof.
64	The Bid inviting authority shall have the right to revoke the bidder in the event of breach of any of the terms and conditions on the part of the Bidder & to revoke it in the best interest of the corporation.
65	The Bid inviting authority shall have a lien on all the belongings and properties of the Bidder for the time being in or upon the premises of the Bid inviting authority.
66	On the expiry of the period fixed in the license or on revocation of the license under the terms and conditions thereof, any belongings of the Bidder found in the licensed premises shall be liable to be auctioned unless claimed within a fortnight of the expiry of the license period or revocation of the license as the case may be. The Bid inviting authority shall be entitled to appropriate out of the proceeds of such sale, the amount due to the Bid inviting authority from the Bidder and the balance if any shall be paid over to the Bidder or his legal representative after deducting the cost of auction.
67	The Bid inviting authority shall have the right to terminate the license giving one month notice, without assigning any reasons thereof if the bid inviting authority desire to revoke the license during the currency of the license.
68	In case the premises is destroyed or damaged by natural calamity or riot or civil disturbances or war or by dept civil work so as to make it unfit for use by the Bidder, the license shall stand terminated automatically.
69	If the Licensee uses water from borewell digged at his own cost and maintained, then he shall not pay water charges to BMTC till completion of the contract including extended period. Prior permission in writing shall be obtained from BMTC and other mandatory permission from the concerned Government authority before digging borewell. If the BMTC required the Licensee shall provide water to BMTC free of cost.
70	**Indemnity**: The Licensee shall comply with and adhere to all applicable laws, rules & regulations, circular, orders that are applicable in the contract. The Licensee has to indemnify the Licensor, against any kind of claims, damages caused on account of lapses on the part of Licensee of his agents. The Licensee will be liable for any

	consequences resulting from violation of any such applicable laws.
71	**Insurance** The Licensee shall at its cost and expense, purchase and maintain by due re-instatement or otherwise, such insurance as are necessary including but not limited to the risk and coverage of building structure. BMTC shall not be responsible for any of such insurance. The Licensee shall keep the insurance policies in force and valid throughout the license period.
72	**Dispute Resolution *System:*** In case of any dispute or differences arises on the terms and conditions of the tender or contract as the case may be, the matter shall be referred to Managing Director, BMTC, whose decision shall be final and binding on both the parties.
73	**Jurisdiction:** Any litigation arising out of the said contract would be restricted to the exclusive jurisdiction of Bengaluru City civil courts.
74	Participation in the bid, Selection in the bid process, Issuance of allotment letter will not create any right or claim to the bidder. The obligations between parties arise only upon execution of Agreement/ Contract between the parties.
75	The Licensee shall keep and maintain the commercial / office space in and around the premises in clean, proper and decent conditions. He shall also not cause any obstructions to the normal activity of the Licensor and shall not in any manner damage the wall, floor or other structures of the commercial / office premises as the user of the establishment in any manner whatsoever.
76	The Licensee shall be liable to pay the cost of any damages caused by him or his servants to the premises of the establishment.
77	a) Permission for extra space adjacent to the existing license premise can be given to the existing licensee, on specific request, to a maximum extent of 25% of the area of the licensed premises at 10% above the pro-rata rate if the space available is free from all encumbrances. b) In case of unauthorized use of extra space pro rata charges 1.5times per month, shall be levied as license fee, in addition to removing the encroachment.
78	a) The Licensee has to pay Lift maintenance charges and common area housekeeping on pro-rata basis as per the allotted space. b) If the Licensee is provided with power supply through DG, the charges per unit of the total consumed unit shall be charged at a higher tariff compared to BESCOM.

Sd/-

Chief Traffic Manager

(Com)

(Tender Inviting Authority)